



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, November 5, 2025

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. ELECTION OF VICE-CHAIR

III. CONSIDERATION OF THE AGENDA

IV. CONSIDERATION OF THE MINUTES

A [PM 25-18](#) Approve the October 15, 2025 meeting minutes.

Attachments: [17-October 15 2025 DRAFT](#)

V. PERSONS TO BE HEARD

(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)

VI. PLANNING DIRECTOR'S REPORT

VII. REPORTS

VIII. THE EVENING BUSINESS

B [P 25- 09](#) Public hearing and consideration of a plat for a lot merger of 338 and 344 Katlian Avenue in the R-1 single-family and duplex residential district. The property is also known as Lots 43 and 44, Block 1,U.S. Survey 2542 A&B, Sitka Indian Village. The request is filed by Bill Grant. The owner of record is North Pacific Seafoods, Inc.

Attachments: [P 25-09_North Pacific Seafoods_338 and 344 Katlian Street_Lot Merger_Staff F](#)
[A_P 25-09_North Pacific Seafood_388 & 344 Katlian Ave_Lot Merger_Aerial](#)
[B_P 25-09_North Pacific Seafood_388 & 344 Katlian Ave_Lot Merger_US Surv](#)
[C_P 25-09_North Pacific Seafood_388 & 344 Katlian Ave_Lot Merger_Propose](#)
[D_P 25-09_North Pacific Seafood_388 & 344 Katlian Ave_Lot Merger_Photos](#)
[E_P 25-09_North Pacific Seafood_388 & 344 Katlian Ave_Lot Merger_Applican](#)

C [LM 25-02](#) Public hearing and consideration of a tideland lease request for municipal tidelands located seaward of 1604 Sawmill Creek Road in the R-1

single-family and duplex residential district. The property is also known as Alaska Tideland Survey 645. The request is filed by Rose Risley and Brian Blankenship. The owner of record is the City and Borough of Sitka.

Attachments: [LM 25-02 Risley Blankenship ATS 645 Tidelands Lease Staff Report](#)

[A LM 25-02 Risley Blankenship ATS 645 Tidelands Lease Aerial](#)

[B LM 25-02 Risley Blankenship ATS 645 Tidelands Lease ATS 645](#)

[C LM 25-02 Risley Blankenship ATS 645 Tidelands Lease As-built](#)

[D LM 25-02 Risley Blankenship ATS 645 Tidelands Lease DOT Plat 2009-2](#)

[E LM 25-02 Risley Blankenship ATS 645 Tidelands Lease Photos](#)

[F LM 25-02 Risley Blankenship ATS 645 Tidelands Lease Application Mater](#)

- D** [MISC 25-18](#) Discussion/Direction on Phase I Evaluation Criteria for the Housing Land Suitability and Feasibility Study.

Attachments: [Memo LSFS Phase I Evaluation Criteria](#)

[CBS LAND SUITABILITY](#)

IX. ADJOURNMENT

NOTE: More information on these agenda items can be found at <https://sitka.legistar.com/Calendar.aspx> or by contacting the Planning Office at 100 Lincoln Street. Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall or emailed to planning@cityofsitka.org. Those with questions may call (907) 747-1814.

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